



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

Meeting Date: 22, October 2015
Sent To: Commission on Architecture & Urban Design Members
Subject: **10 Alfred Street – Determination of Significance**
Tax ID: 160.59-2-14
Case: CAUD 2015-65

A. Review Requested

The City of Binghamton submitted an application for Design Review for the premises located at 10 Alfred Street, Tax Map number 160.59-2-14. The owner intends to demolish the buildings. The buildings are older than forty (40) years old, and must be reviewed by The Commission on Architecture and Urban Design (CAUD) before a demolition permit(s) can be issued.

B. Proposal

The Applicant has proposed to demolish a residential home and outbuilding on site. The building is vacant and deteriorated. While the building is structurally sound and has a stable foundation there is evidence of deterioration and neglect. The interior conditions look fairly dilapidated. There is some evidence of break-in. There are no current plans for the future re-use of the site, instead the site will be maintained as an open plot for future development.

C. Staff Findings

Demolition Criteria:

1. *An outstanding example of a structure or memorial representative of its era, either past or present.*

There is no information to support this criteria.

2. *One of the few remaining examples of past architectural style or combinations of styles.*

There are numerous examples of the Queen Anne style in residential structures of the downtown. The character defining features of this building and its notable style. This building is fairly vernacular and does not exhibit enough unique features in ornamentation or style to be considered significant.

3. *The place where an historical event of significance to the City, region, state or nation, or representative activity of a past era took place.*

There is no evidence that any events of historic significance occurred at this home.

It is Staff's opinion that the property does not meet the criteria for listing as a Local Landmark

D. Property History and Condition

Year of Construction	circa. 1891-1898
Land Use	R-3 Residential District, Building is vacant
Significance	The home was built in the Queen Anne style, represented by the period of construction, massing of the building. Sanborn Maps indicate that the home was built between 1891 and 1898. The maps also indicate that the outbuilding was constructed between 1898 and 1918.
Condition	The building is vacant and deteriorated. Many windows have been vandalized or broken into and the building has clear signs of neglect.

E. Photographs



East and north façade's. (Oct, 13, 2015)



Main east façade facing street. (Oct, 13, 2015)



Vernacular shed, outbuilding. (Oct, 13, 2015)